

SPECIAL MEETING: TIME 6:00 P.M.

CLOSED SESSIONS

A. Conference with Legal Counsel, pending litigation, pursuant to Government Code Section 54956.9:

1. 1. Khatri vs. City of Belmont, San Mateo Superior Court Case No. 403770
2. City of Belmont vs. The Knolls, San Mateo Superior Court Case No. 409314

Attended by Councilmembers Warden, Hahn, Wright. Rianda, Cook, Interim City Manager Lewcock, City Attorney Savaree and Attorney Martin. City Clerk Kern was excused from attending.

Adjournment at this time, being 6:25 P.M., this Closed Session was adjourned.

Meeting not tape recorded

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Kathy Kern

Belmont City Clerk

STUDY SESSION: TIME -6:15 P.M.

City Hall/Police Facility Renovation Project

Public Works Director Curtis reviewed the work plan, relocation plan and financing that has been developed for the City Hall/Police Facility project. He reported that the site plan would be taken to the Planning Commission in the Fall and then to Council. He reported that the work would be done in two phases. Phase 1 would include relocation of the Police to City Hall, seismic reinforcement and development of a "one-stop" counter on the third floor. He reported that the City Manager, City Clerk, Finance, Human Resources and Information Technology Departments would all be relocated to the Lodge building during the construction. The Police Administration office would be relocated to the Manor Building. Community Development and Public Works would move from one side of the building to the other during the construction. He reported that the project would cost \$6.2 million and Harris & Associates would manage the project which was slated to begin in May, 2001.

Public Works Director Curtis reviewed the funding sources which included: proceeds of \$1 million from Oracle Agreement; \$2,230,360.00 from RDA '94 Bond issue; \$500,000.00 contribution from the General Fund; and \$503,153.00 from proceeds of the City Variable Rate Note with KG Land.

Mr. Hunter, Ekona Architects, showed slides of the interior floor plans for City Hall and showed how the phasing would be accomplished. He noted that this building was being upgraded to FEMA # 273 standards which meant the building would be operational following a 5. earthquake.

In response to C. Hahn, Interim City Manager Lewcock stated that an office for Council could be configured in the tenant improvements and did not need to be considered in this phase.

Interim City Manager Lewcock explained that the \$2.5 million from the KG Land Note was undesignated in the General Fund but designated for a capital project. It did not have anything to do with the bond issuance that had just been completed last year. He explained that cost overruns would require financing from the General Fund.

Public Works Director Curtis stated that contingency funding had been added at several points throughout the project. He said the total was about 5% or \$200,000.

Mr. Hunter, Ekona Architects, explained that they would be bidding the job at 2001-2002 dollars and that they had factored this into the cost of construction.

Public Works Director Curtis explained that it was the Project Manager and the Director of Public Works that would be charged with keeping the costs in line with the budget.

In response to C. Cook, Parks and Recreation Director Mittelstadt stated that the loss of revenue from use of the Lodge Building would be minimal, and because the staff had anticipated this building would be needed, they had time to move the recreation classes to other venues throughout the City.

In response to C. Cook, Interim City Manager Lewcock stated that the project could not be accelerated any faster, but the staff should be able to maintain the project schedule to keep it moving forward.

Mr. Hunter explained that they had chosen to put the bid out in January 2001 to insure they would get as many competitive bids as possible. He explained that some of the exterior elements would be taken to the Planning Commission and should be approved before the project was developed to far.

C. Rianda stated that she was confident that the project was going to be built now that this plan was in place. She thanked everyone for their efforts.

In response to C. Hahn, Mr. Hunter stated that the secured fencing around the Police parking lot would be discussed by the Planning Commission.

Adjournment at this time, being 7:10 P.M., this meeting was adjourned.

Kathy Kern

Belmont City Clerk

Meeting Tape Recorded

Tape No. 472

REGULAR MEETING - 7:30 P.M.

ROLL CALL

COUNCILMEMBERS PRESENT: Warden, Hahn, Rianda, Wright, Cook

COUNCILMEMBERS ABSENT: None

Staff Present: Interim City Manager Lewcock, City Attorney Savaree, Interim Community Development Director Macris, Assistant Finance Director Ryan, Public Works Director Curtis, Police Commander Mattei, Fire Chief Jewell, Technology Specialist Harnish, Police Chief Goulart, Parks and Recreation Director Mittelstadt, City Clerk Kern

Others Present: M/M Kersnar, City Manager appointee for Belmont. City Treasurer Mason

REPORT FROM CLOSED SESSION

Mayor Cook announced that direction was given, but no action was taken.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. McLaughlin, former City Clerk.

SPECIAL ORDERS OF THE DAY/PRESENTATIONS

Consideration of Resolution approving and authorizing execution of employment agreement and appointing Jere A. Kersnar as City Manager. Mayor Cook introduced Jere Kersnar the new City Manager and welcomed he and his wife

to Belmont.

Mr. Kersnar thanked the Council and stated he was looking forward to leading the City under

such great economic times.

Mayor Cook thanked the community members and Department Heads who had been a part of

this hiring process and also the 40 applicants who had applied.

Action: on motion by C.Rianda, seconded by C. Wright, and approved unanimously, by show of

hands to adopt:

Resolution No. 8817 approving and authorizing execution of employment agreement and appointing Jere A. Kersnar as City Manager.

PUBLIC/COUNCIL COMMENTS

Mayor Cook announced that she had attended a dedication ceremony put on by the Federated Woman's Club to unveil the Mission Bells on El Camino Real. She invited Mr. McLaughlin, former City Clerk, to read the poem he composed for this event.

Mr. McLaughlin, 3313 Plateau Drive, Belmont Poet Laureate, read his poem El Camino Bell

(on file in the Clerk's office).

Mayor Cook stated that she had taken part in the Zucchini cook off at the Farmer's Market over the weekend.

Mayor Cook stated that Police Chief Goulart had announced his retirement as of September 29th.

CONSENT CALENDAR

Approval of meeting minutes: Special Meeting, Closed Sessions 8/3-4/00; Special and Regular meeting minutes for 8/8/00.

Approval of Warrant List Dated: August 4, 2000 in total amount of \$943,051.80 and dated August 11, 2000 in total amount of \$421,542.24.

Written Communication 1). rec. 8/2/00 notice of application for an electric rate increase pursuant to the attrition rate adjustment mechanism, PG&E.

Motion to waive reading of Ordinances.

Motion to approve Claims Management Report.

Resolution No. 8818 accepting work, approving change order(s) 1, and authorization to issue Notice of Substantial Completion, Ralston Avenue Sanitary Sewer Improvement Project, California Trenchless, Inc. City Contract No. 406.

Resolution No. 8819 approving installation of a three way Stop on Vine Street at Courtland Road.

Resolution No. 8820 approving Contract Change Order No. 1 with McGuire and Hester for an amount Not to Exceed \$15,263 for the North Road Reconstruction Project, City Contract No. 408B.

Resolution No. 8821 approving a professional services agreement with Cotton Shires & Associates, Inc. for an amount Not to Exceed \$25,000 to provide Geotechnical Construction Observation, North Road Reconstruction Project, City Contract No. 408B.

Resolution No. 8822 or intention to approve an amendment to contract between the Board of Administration California Public Employees' Retirement System and the City Council of City of Belmont (sick leave conversion for the Belmont Police Officers Association).

Introduction of Ordinance authorizing an amendment to contract between The City Council of the City of Belmont and the Board of Administration of the Public Employees Retirement System. (1st reading)

Motion confirming October 4, 2000 for a joint meeting with the Mid-Peninsula Water District.

Consent Calendar approved as amended. Moved by C. Warden, seconded by C. Hahn, and approved unanimously, by show of hands. C Wright abstained from the minutes of 8/8/00.

HEARINGS

Consideration of Resolution authorizing the City of Belmont Interim City Manager to apply for and accept a Grant Award of \$11,860 from the U.S. Department of Justice under the Local Law Enforcement Block Grants program. Police Chief Goulart explained that he was recommending that this Grant money be used for overtime for supplemental police coverage at community events and school related activities in the amount of \$9,808 and funding for crime prevention home safety emergency plan booklets, in the amount of \$3,370.

Mayor Cook opened the public hearing.

On motion by C. Rianda, seconded by C. Warden, and approved unanimously, to close the public hearing.

Action: on motion by C. Rianda, seconded by C. Wright, and approved unanimously, by show of hands to adopt:

Resolution No. 8823 authorizing the City of Belmont Interim City Manager to accept a Grant Award of \$11,860 from the U.S. Department of Justice under the Local Law Enforcement Block Grants Program.

OLD BUSINESS

Harbor Industrial Annexation Study Work Plan. (Cont'd from 8/8/00)

Interim City Manager Lewcock reviewed the work plan that consultant Curtis Williams prepared and explained that there were three potential phases. Phase 1 would involve assessing the impacts and opportunities associated with annexation of the area under existing conditions. This would include review of the land use, public works and fiscal implications of annexation and would conclude with a presentation to Council in December. He said the second part of the work plan to be considered after December would include future conditions and alternative land use scenarios and those implications. He reported that the third phase would be the annexation process, if Council concurred to proceed. Interim City Manager Lewcock reported that Mr. Jones from the Harbor Industrial Area had not reported any significant comments or concerns regarding this report.

Action: on motion by C. Wright, seconded by C. Warden and approved unanimously, to continue with Phase 1 as presented.

Review of Noise Ordinance

Public Works Director Curtis explained that the staff had contacted 21 agencies to determine if they had an ordinance, and if so, were city projects included or excluded. He noted that all the agencies that responded did include public contracts within the restrictions of the ordinance. He explained some alternatives, could be included in the ordinance if Council concurred.

Council discussion ensued and they concurred to have the language from Alternative #2 included in the ordinance. This language stated that staff would review working hours in each capital project at the point of approval by City Council to advertise the project. This would allow consideration to be given to the uniqueness of each project. The City Council also requested a notification be put in place to inform affected parties in a timely manner, when an emergency exists on a project.

Consideration of Resolutions approving 1).the project budget, 2).the project work plan

3).the project relocation plan and review of space plan for the Police Facility/City Hall

Building Renovation Project, City Contract No. 415. Public Works Director Curtis explained that a study session was held earlier which outlined the City Hall/Police Facility Project. He explained that Ekona Architects were ready to move forward with the design phase following the adoption of the Resolutions. He said Phase 1 would include construction of the first and second floors as a Police Facility, and the construction of a lobby area on the third floor for residents to conduct business with the City. He explained that the second phase of the project would include renovation of the offices on the third floor and some aspects of the second floor that would not be completed in Phase I. He said the site plan would be reviewed by the Planning Commission in September or October and then return to the City Council. The relocation plan included moving the City Manager, City Clerk, Finance Department, Human Resources and Information Technology to the Lodge Building. He explained that Community Development and Public Works would remain in the building during construction. The Police Administration offices would relocate to the Manor Building. Public Works Director Curtis stated that the estimates at this time for the total project were \$6,233,513.00. He said this was an increase since the first estimate 15 months ago.

Mr. Hunter, Ekona Architects, showed slides of the interior floor plans for the floors in City Hall and showed how the phasing would be accomplished.

Action: on motion by C. Warden, seconded by C. Hahn and approved unanimously, by show of hands to adopt:

Resolution No. 8824 authorizing an amendment to the FY 2001 budget for the Police Facility/City Hall Building renovation project, City Contract Number 415

Action: on motion by C. Wright, seconded by C. Warden, and approved unanimously, by show of hands to adopt:

Resolution No. 8825 authorizing the project work plan for the Police Facility/City Hall Building renovation Project, City Contract Number 415

Action: on motion by C. Rianda, seconded by C. Hahn ,and approved unanimously, by show of hands to adopt:

Resolution No. 8826 authorizing the project relocation plan for the Police Facility/City Hall Building renovation project, City Contract Number 415

Action: on motion by C. Hahn, seconded by C. Wright, and approved unanimously by show of hands to approve The City Hall Space Plan.

NEW BUSINESS

Discussion and Direction regarding ABAG Housing Needs Determination Numbers for Belmont.

Interim Community Development Director Macris explained that the Council had an opportunity to review and comment on the housing numbers in this report before it was submitted to ABAG. She said that if there were no changes, these numbers would be used to write the Housing Element and address the fair share housing needs. She explained that she had included a list of sites that had housing potential throughout the City. Interim Community Development Director Macris said these numbers could be revised when Council addressed the Housing Element, and noted that the potential for housing units was higher than the fair share housing numbers indicated. She thought the concern would be the Below Market Units. Community Development Director Macris reported that she had received notice that the Housing Element had received an extension and did not need to be completed until the end of Year 2001. She said this report had been presented to the Planning Commission and testimony was in the attached minutes.

In response to C. Cook, Interim Community Development Director Macris reported that if the units at the ice rink were subtracted from the total number, they would need to be made up somewhere else.

C. Warden pointed out that the Sunrise project units had not been included in this total. He noted that the Summerhill project should not be included until the zoning had been considered.

Interim Community Development Director Macris explained that the Western Hills, San Juan Hills and infill sites were numbers that had been generated by staff after analyzing the data.

C. Rianda requested that Council consider the Planning Commission comments regarding

elimination of housing units in the San Juan Hills area and that the numbers should be reflective of recreational needs of the community. She said she would like the ice rink and San Juan Hills excluded from the list of potential housing sites and would like these comments, as well as the Planning Commission comments, sent to ABAG.

C. Wright stated that it was his understanding that the City did not have to communicate specific numbers to ABAG.

Ms. Purcell, 1081 Granada Street, stated that the City needed to maintain open space and increased recreational areas so that children would have places to play and feel safe. She noted that the National Parks & Recreation Association stated that Belmont was 40% short of recreation space even if school yards were taken into consideration. She said she thought the Ice Rink was a unique asset to the Community which should be preserved.

Interim City Manager Lewcock suggested that a letter be sent to ABAG without specific housing numbers. He suggested that the letter include concurrence about the concern for Low and Moderate Income Housing and concern for open space and parks and recreation space which did not appear to be factored into the report. He said this type of feedback would be valuable to ABAG.

Council concurred to have staff draft a letter to be reviewed by Council before it was sent to ABAG in final form.

Consideration of Resolutions pursuant to Health and Safety Code Section 33334.16 approving an extension of time to develop property at 1000 O'Neill, 1085 Sixth Avenue and 1365 Fifth Avenue. (Allows the RDA an additional five years to develop affordable housing on these properties)

Interim Community Development Director Macris explained these actions were necessary to provide additional time under redevelopment law to develop low and moderate income housing on these three sites that the City had purchased with Low/Moderate Income funds. She stated that if the fund were paid back for one or all of these sites, there would be no obligation to construct this type of housing on these sites.

In response to C. Rianda, Interim Community Development Director Macris stated she would check to see if the whole block at 1365 Fifth Avenue was owned by the LMI Fund.

C. Rianda suggested selling or auctioning off 1000 O'Neill and 1365 Fifth Avenue and pay back the Low/Moderate Fund. She said that once the 1365 Fifth Avenue site was vacated, it could be sold, if Council decided to go in that direction.

C. Warden agreed that the lot at 1000 O'Neill may be a good site to sell. He said that the site had been vacant for six years and the neighbors only wanted 2 units on that site. He stated he would like Council to retain control over the 1365 Fifth Avenue property.

Interim City Manager Lewcock stated there was probably a number of options for each of these properties. He suggested that these properties be added to the project status list, and staff would then have direction to look at these properties.

Action: on motion by C. Hahn, seconded by C. Wright, and approved unanimously, by show of hands to adopt:

Resolution No. 8827, pursuant to Health and Safety Code Section 33334.16 approving an extension of Time to develop property at 1000 O'Neill for Low and Moderate Income Housing

Action: on motion by C. Warden, seconded by C. Hahn, and approved unanimously, by show of hands to adopt:

Resolution No. 8828, pursuant to Health and Safety Code Section 33334.16 approving an extension of Time to develop property at Sixth Avenue for Low and Moderate Income Housing.

Action: on motion by C. Wright, seconded by C. Warden, and approved unanimously, by show of hands to adopt:

Resolution No. 8829, pursuant to Health and Safety Code Section 33334.16 approving an extension of Time to develop property at 1365 Fifth Avenue for Low and Moderate Income Housing.

8. BOARD, COMMISSION, COMMITTEE UPDATES, AND STAFF REPORTS

Direction regarding designation of voting delegate for League of California Cities Annual Conference. (Cont'd from 8/8/00) Council concurred to appoint City Attorney Savaree as the delegate to the League Annual Conference

Overview of process for RCN Telecommunications Services of California. (Cont'd from 8/8/00)

Interim City Manager Lewcock reported that staff was recommending that the Council consider a study session at the first meeting in September to discuss the provisions of the franchise agreement and consider the implications of another franchise in the City. He reported that Mr. Pilnick, the SAMCAT consultant, would explain the franchising process, before the required public hearing was held at the end of September.

Council concurred to schedule this study session for September 12th.

Direct Access/Highway 101 Interchange update.

Public Works Director Curtis stated that the draft project report had been delivered to Caltrans two weeks ago. He said they would be meeting with Caltrans to discuss their progress and they should complete their review in about six weeks. He reported that he would return at the next meeting with a cost sharing agreement with the City of Redwood City to be considered for adoption, as well as, the agreement with Mark Thomas to complete the plans and specifications.

In response to C. Rianda, Public Works Director Curtis explained that the project was a combined one for the interchange. He said Redwood City was funding their project through the roadway improvements district and Belmont was funding the Interchange with funding from Oracle.

9. Report on Customer Service Meetings.

Interim Community Development Director Macris reported on the customer services meeting that had been held to listen to public comments about the permit process. She noted that 200 invitations had been sent out and comments had been received from eight people at the first meeting. She stated that the City Hall remodel would take care of some of the concerns regarding the one stop permit process, and the rest of the issues would be addressed once the permit reengineering study was complete.

In response to C. Cook, Interim Community Development Director Macris reviewed the responses to the concerns from the residents and explained that the staff would prepare various informational brochures and review internal functions to respond to the citizens in a timely fashion.

Disadvantaged Business Enterprises Program.

Public Works Director Curtis explained that this was a federal mandated program. He explained that once a model program had been put together by Caltrans, he would bring it to Council for adoption. He noted that a program like this would give disadvantaged businesses a chance to bid and work in the industry.

MATTERS OF COUNCIL INTEREST/CLARIFICATION

Request that Council authorize Council members Rianda and Wright to continue meeting with Youth Sport Organizations. (Rianda; Cont'd from 8/8/00)

Councilmember Rianda requested concurrence from Council for Councilmember Wright and herself to continue to work with the Youth Sport Organizations on a regular basis.

Council concurred with this request.

Request to consider televising Council Study sessions. (Warden; Cont'd from 8/8/00)

Councilmember Warden suggested televising Council Study Sessions to keep the public informed on issues throughout the community.

Interim City Manager Lewcock stated that televising these meetings was doable at an additional cost.

Council concurred to have staff report back with the cost and other options.

ADJOURNMENT at this time being 9:20 P.M., this meeting was adjourned.

Kathy Kern

Belmont City Clerk

Meeting Tape Recorded and Televised

Tape No. 472

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